

LOT 48
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SMITH JENNIFER E
95441 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

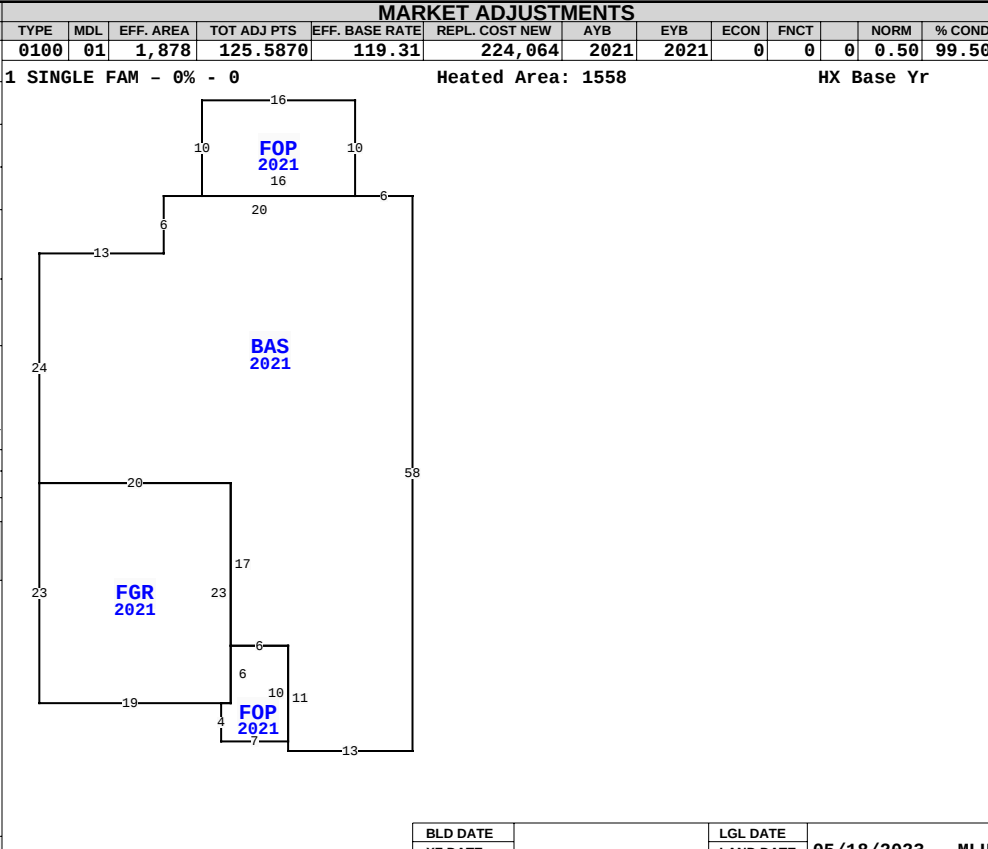
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	184,956
FGR	460	55	253	30,034
FOP	64	30	19	2,256
FOP	160	30	48	5,698
TOTALS	2,242		1,878	222,944

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0	0	0	600.00	SF	5.20	5.20	100	2021	2021	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 08/09/2021 BY KW



95441 WOODBRIDGE PKWY, FERNANDINA BEACH

TOTAL OB/XF														
3,089														

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Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					222,944				
TOTAL MARKET OB/XF VALUE					3,089				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					301,033				
SOH/AGL Deduction					16,261				
ASSESSED VALUE					284,772				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					284,772				
TOTAL JUST VALUE					301,033				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					271,629				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103174	CO ISSUED	0	09/15/2021
B2103174	NEW CONSTR	221,496	03/16/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2498/0359	9/15/2021	SW	Q	I	01	263,200	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: SMITH JENNIFER E							
2264/0036	3/25/2019	SW	Q	V	05	566,000	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W6 FOP=[YR=2021] N10 W16 S10 E16\$ W20 S6 W13 S24 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S4 E7 N10 W6 S6 W1\$ E1 N23 W20\$ E20 S17 E6 S11 E13 N58\$.									

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